

CITY OF ROSENBERG NOTICE OF PUBLIC HEARING

Variance Request: PL-2025-26

A public hearing will be held at which all persons interested in the variance request for the property located at the southwest corner of Avenue I (FM 1640) and Brazos Street will be given an opportunity to be heard. The public hearing will be conducted during the Planning Commission Meeting on **Wednesday, January 21, 2026, at 6:00 p.m.**, in the Rosenberg City Hall Council Chamber, located at **2110 4th Street, Rosenberg, Texas 77471**.

The public are invited to make comments on the following variances to City requirements:

1. **Chapter 4, Sec. 4-69(A)(4)(iii):** A Special Exception to the minimum side and rear setback may be granted for property fronting on 1st Street (State Highway 36), Avenue H (US Highway 90A), or Avenue I (FM 1640) with a building line of less than thirty (30) feet adjoining a residential use if the building line is consistent with or greater than adjacent properties' building lines adjoining residential, not in conflict with any other applicable codes, and the resulting setback is not less than twenty (20) feet.
 - o The applicant is seeking approval of a **Special Exceptions** for:
 - a. Twenty feet (20') building setback along the south property line adjoining a residential use, and
 - b. Twenty feet (20') building setback along the west property line adjoining a residential use and inclusive of one-half (½) the width of an adjacent platted and recorded public alley.
2. **Chapter 1, Sec. 1-416(D)(1):** Parking and paving areas shall be setback by fifteen (15) feet from any property line that abuts a street right-of-way or an access easement as defined in the Definitions Chapter of the Code.
 - o The applicant is seeking approval of **Variances** for:
 - a. Ten feet (10') parking setback along the north property line adjacent to Avenue I (FM 1640), and
 - b. Seven and one-half feet (7.5') parking setback along the east property line adjacent to Brazos Street.
3. **Chapter 1, Sec. 1-416(D)(2):** Parking and paving areas shall be setback a minimum of five (5) feet from any side property line.
 - o The applicant is seeking approval of a **Variance** for two and half feet (2.5') parking setback along the west property line adjacent to an existing public alley

Legal Description: Lots One (1), Two (2), Three (3), and the North One-half (N. 1/2) of Lot Four (4), in Block Five (5), of Henry Thompson Addition, a subdivision in Fort Bend County, Texas according to the map or plat thereof, recorded in Volume 4, Page 16, of the Plat Records of Fort Bend County, Texas; Save and Except therefrom that certain 0.028 acres out of Lot 1 conveyed to the State of Texas by instrument filed for record under Volume 486, Page 119, of the Deed Records of Fort Bend County, Texas.

Further details may be obtained by contacting the Planning Department at 832-595-3500.